



CITY OF MORGAN HILL

17555 PEAK AVENUE, MORGAN HILL, CALIFORNIA 95037-4128 (408) 779-7247

Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, JANUARY 9, 2001

CITY COUNCIL CHAMBERS

CIVIC CENTER

17555 PEAK AVENUE

MORGAN HILL, CA

COMMISSIONERS

CHAIR YARMILA KENNETT

VICE-CHAIR TIMOTHY RIDNER

COMMISSIONER RALPH LYLE

COMMISSIONER PATRICIA MCMAHON

COMMISSIONER JOSEPH MUELLER

COMMISSIONER DENNIS PINION

COMMISSIONER BARBARA SULLIVAN

REGULAR MEETING - 5:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*

- Those supporting the application
- Those opposing the application
- Those with general concerns or comments
- Presentations are limited to 5 minutes.

DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: December 12, 2000

LEGALLY NOTICED PUBLIC HEARINGS - 5:00 P.M.

NOTE: THE PLANNING COMMISSION WILL TAKE A RECESS AT APPROXIMATELY 6:30 P.M. FOR A DINNER BREAK AND RECONVENE AT 7:00 P.M.

NEW BUSINESS:

1. **APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED A BUILDING ALLOTMENT UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:**
 - a) **MEASURE P, MP-00-06: BUTTERFIELD-THE DESILVA GROUP:** A request for Measure P allocations for Fiscal Year 2002-2003. The 109 unit condominium project is located on a 7.77 acre parcel on Diana Avenue and Butterfield Boulevard, adjacent to the Union Pacific Railroad line. The application is for Phase I of the development consisting of 55 dwelling units (APN 726-12-006)
 - b) **MEASURE P, MP-00-07: CAMPOLI-FMA:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 9 single family dwellings on 2.33 acres located on the south side of Campoli Drive, west of Old Monterey Road. (APN 764-24-010)
 - c) **MEASURE P, MP-00-08: SAN PEDRO-LUPINA:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 24 single family detached dwellings and 8 single family attached dwelling units on 8.43 acres on the easterly extension of San Gabriel Avenue, south of San Pedro Avenue. (APN 817-59-017)

- d) **MEASURE P, MP-00-09: TILTON-DELCO:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 19 single family dwellings on 7.87 acres located on the north side of Tilton Avenue immediately west of Monterey Highway and the Union Pacific Railroad line. (APN 712-09-001)
- e) **MEASURE P, MP-00-10: HALE-DELCO:** A request for Measure P allocations for Fiscal Year 2002-2003. The project is Phase 3 of the previously approved “Monte Villa” development located on the south side of Llagas Road, west of Hale Avenue, opposite Shadowbrook Way. Phase 3 will extend west to Hale Avenue, approximately 700 feet south of Llagas Road and will consist of 17 single family detached and 18 single family attached dwelling units. (APN 764-32-005, 010 & 012)
- f) **MEASURE P, MP-00-11: SHAFFER-BAMDAD:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 18 single family estate homes on 8.58 acres located a westerly extension of Shafer Avenue and northerly extension of Katybeth Way and Conte Court, west of Hill Road. (APN 728-10-005)
- g) **MEASURE P, MP-00-12: CENTRAL-WARMINGTON:** A request for Measure P allocations for Fiscal Year 2002-2003. The project will consist of 86 single family dwellings on 28.34 acres located on a northerly extension of Lancia Drive on the north side of East Central Avenue. (APN 726-28-001 - 003)
- h) **MEASURE P, MP-00-13: MONTEREY-PINN BROS.:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 78 condominium dwelling units on 7.01 acres west of Monterey Road approximately 875 feet north of Watsonville Road. (APN 767-23-002 & 025)
- i) **MEASURE P, MP-00-14: W. EDMUNDSON-PINN BROS.:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 24 single family dwellings on 8.10 acres located on the south side of West Edmundson Avenue opposite the Community Park. (APN 764-32-012 & 014)
- j) **MEASURE P, MP-00-15: CONDIT-PINN BROS.:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 18 single family attached (duet) units on 3.33 acres located on the east side of Condit Road approximately 1060 feet north of East Dunne Avenue. (APN 728-17-018)
- k) **MEASURE P, MP-00-16: BUTTERFIELD-DICONZA:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 33 single-family attached (townhouse) units on 5.52 acres on the west side of Cory Drive and westerly extension of San Juan Drive. (APN 817-11-061)
- l) **MEASURE P, MP-00-17: TENNANT-LIN:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 12 townhouse dwelling units on a .991 acre parcel on the north side of Tennant Avenue and west side of Church

Street. (APN 817-04-009, 010 & 039)

Recommendation: Close public hearing following receipt of public testimony for each application and direct City Staff on those categories in each project evaluation that should be given further review.

OTHER BUSINESS:

2. APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED A BUILDING ALLOTMENT UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:

- a) **MEASURE P, MP-00-18: CENTRAL-SOUTH VALLEY DEVELOPERS:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 66 single family residential dwellings on 20.67 acres on the northerly extension of Calle Hermosa, north of Central Avenue. (APN 726-27-053)
- b) **MEASURE P, MP-00-19: SUNNYSIDE-SOUTH VALLEY DEVELOPERS:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 54 single family residential dwellings on 13.01 acres at the northeasterly corner of Sunnyside Ave. and Watsonville Rd. (APN 767-29-006)
- c) **MEASURE P, MP-00-21: MISSION VIEW-DIVIDEND:** A request for Measure P allocations for Fiscal Year 2002-2003. The project is Phases 5 and 6 of the "Mission Ranch" development and consists of 56 single family residential dwellings on 18.98 acres located on the southwest corner of Cochrane Road and Peet Avenue on the easterly extension of Mission Avenida. (APN 728-32-001, 002 & 003 and APN 728-33-001)
- d) **MEASURE P, MP-00-22: COCHRANE-DIVIDEND:** A request for Measure P allocations for Fiscal Year 2002-2003. The project is Phases 6A & 6B of the "Coyote Estates" development and consists of 40 single-family residential dwellings on a portion of a 69.54 site located on the northeast corner of Cochrane and Peet Roads. (APN 728-35-008, 009 & 010, and APN 728-36-001 & 010 portion of)
- e) **MEASURE P, MP-00-23: PEET-DIVIDEND:** A request for a Measure P building allocation for Fiscal Year 2002-2003. The project consists of 44 single family dwellings on a portion of a 47.99 acre site at the southeast corner of Cochrane Road and Peet Avenue. (APN 728-34-003)
- f) **MEASURE P, MP-00-24: CENTRAL-PACIFIC UNION HOMES:** A request for Measure P allocations for Fiscal Year 2002-03. The project is Phase 3 of the "Cero Verde" development and consists of 24 single family attached residential dwellings on 5.13 acres on the south side of E. Central Avenue west of Calle Mazatan. (APN 726-22-051)

- g) **MEASURE P, MP-00-25: BUTTERFIELD-PACIFIC UNION HOMES:** A request for Measure P building allocations for Fiscal Year 2002-03. The project consists of 45 single family attached residential dwellings on 8.81 acres on the north side of E. Central Avenue at the northerly extension of Calle Mazatan. (APN 726-23-001 & 003)
- h) **MEASURE P, MP-00-26: WATSONVILLE-FAHMY:** A request for a Measure P building allocation for Fiscal Year 2002-2003. The project consists of 33 single family homes on 10.36 acres located on the south side of Watsonville Road opposite La Alameda. (APN 779-03-137, 138 & 139)
- i) **MEASURE P, MP-00-27: MURPHY-GREATER BAY CONSTRUCTION:** A request for a Measure P building allocation for Fiscal Year 2002-2003. The project consists of 36 single family attached dwelling units on 6.77 acres on the west side of Murphy Avenue opposite Kelly Park Circle. (APN 728-17-001)
- j) **MEASURE P, MP-00-28: DIANA-SHELTON:** A request for a Measure P building allocation for Fiscal Year 2002-2003. The project consists of 38 single family dwellings on a portion of 19.41 acre site on the south side of Diana Avenue and northerly extensions of Jasmine Way. (APN 728-18-012 and 728-19-001 & 002)
- k) **MEASURE P, MP-00-29: E. DUNNE-MONTEREY BAY DEVELOPMENT:** A request for a Measure P building allocation for Fiscal Year 2002-2003. The project consists of 14 single family dwellings on a portion of a 17.48 acre site on the south side of East Dunne Ave. opposite Tassajara Dr. (APN 817-19-008 & 009)

Recommendation: No action required

3. ANNOUNCEMENTS

TENTATIVE UPCOMING AGENDA ITEMS FOR THE JANUARY 16, 2001 MEETING:

MP-00-18: Central-South Valley Developers
MP-00-19: Sunnyside-South Valley Developers
MP-00-21: Mission View-Dividend
MP-00-22: Cochrane-Dividend
MP-00-23: Peet-Dividend
MP-00-24: Central-Pacific Union Homes
MP-00-25: Butterfield-Pacific Union Homes
MP-00-26: Watsonville-Fahmy
MP-00-27: Murphy-Greater Bay Construction
MP-00-28: Diana-Shelton
MP-00-29: E. Dunne-Monterey Bay Development

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

PLANNING COMMISSION AGENDA

JANUARY 9, 2001

PAGE -7-